

# Plat of Survey

## of Tax Parcel A S 100006,

located in the Southwest 1/4 of Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

That part of a parcel of land described in a Warranty Deed recorded August 18, 2003 as Document No. 571264, as shown below, which is located in Section 1, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin:  
DESCRIPTION: Parcel 1; A part of the Township of Sharon, Walworth County, Wisconsin, described as:  
That part of Sections 1 and 12, in T1N, R15E, bounded and described as follows, to-wit: Beginning at a point 8.75 chains South of the North line of the SE 1/4 of said Section 1, and 12.51 chains East of the West line of said SW 1/4 of said Section 1, running thence South parallel with the West line of said Sections 1 and 12, 71.31 chains to the South line of the NW 1/4 of Section 12, thence East 27.87 chains to the center of said Section 12, thence North on the East line of the NW 1/4 of said Section 12, 40.45 chains to the North line of the NW 1/4 of said Section 12, thence N 3° 5' East 30 chains to the middle of the highway as the same is now located over and across the SW 1/4 of said Section 1, thence N 48° 5' West along the middle of the highway 2.65 chains and thence West on the South line of land formerly owned by Nelson Topping, 27.45 chains to the place of beginning, excepting the right of way of the Janesville and Southeastern Railway Company as the same is now located over and across the SW corner of the above described tract, containing after said exception 200.62 acres more or less, subject to public easement for highways as now located.  
EXCEPT:

A parcel of land located in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 1, T1N, R15E, Walworth County, Wisconsin, described as follows: Commencing at the NW corner of said Section 1, thence South along the West line of said NW 1/4, 888.70 feet to the centerline of U.S. Highway No. 14, thence S 48° 52' 30" East along said centerline 1842.47 feet, thence S 49° 13' 12" East along said centerline 1698.31 feet to the place of beginning, thence continue S 49° 13' 12" East along said centerline 88.88 feet, thence S 3° 13' 48" West 339.00 feet, thence N 49° 13' 12" West 232.86 feet, thence N 27° 39' 18" East 276.00 feet to the place of beginning containing 0.99 of an acre of land. Said excepted Parcel now described as Lot 1 of Certified Survey Map No. 1280, filed in the office of the Register of Deeds for Walworth County, Wisconsin, on May 26, 1983 in Volume 6 of Certified Surveys page 63, as Document No. 90088.

Also two parcels of land described in a Warranty Deed recorded January 27, 1993 in Vol. 609 on Page 884 as Document No. 250559, as shown below:

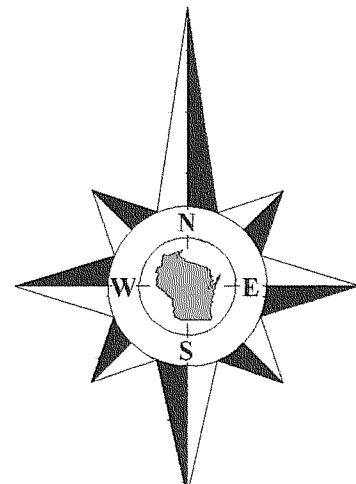
A parcel of land located in the Southwest 1/4 of Section 1, T 1 N, R 15 E, Walworth County, Wisconsin, described as follows: Commencing at the West 1/4 section corner of said Section 1; thence East along the north line of said Southwest 1/4, 825.00 feet to the place of beginning, thence continue East along said north line, 867.10 feet thence S 55° 20' W 153.46 feet, thence S 57° 20' E 430.37 feet, thence West 956.66 feet, thence N 2° 02' 20" E parallel with the west line of said Southwest 1/4, 577.50 feet to the place of beginning containing 11.95 acres of land.  
PARCEL 2

A parcel of land located in the South 1/2 of Section 1, T 1 N, R 15 E, Walworth County, Wisconsin, described as follows: Commencing at the West 1/4 section corner of said Section 1; thence East along the north line of said South 1/2, 825.00 feet, thence S 2° 02' 20" W parallel with the west line of said South 1/2, 577.50 feet, thence East parallel with the north line of said South 1/2, 1197.61 feet to the place of beginning, thence continue East 621.12 feet to the centerline of U. S. Highway No. 14; thence N 47° 01' W along said centerline 643.42 feet, thence S 39° 02' 20" W 200.66 feet, thence S 4° 56' 20" W 283.87 feet to the place of beginning, containing 3.49 acres of land.

## Proposed Lot Line Adjustment

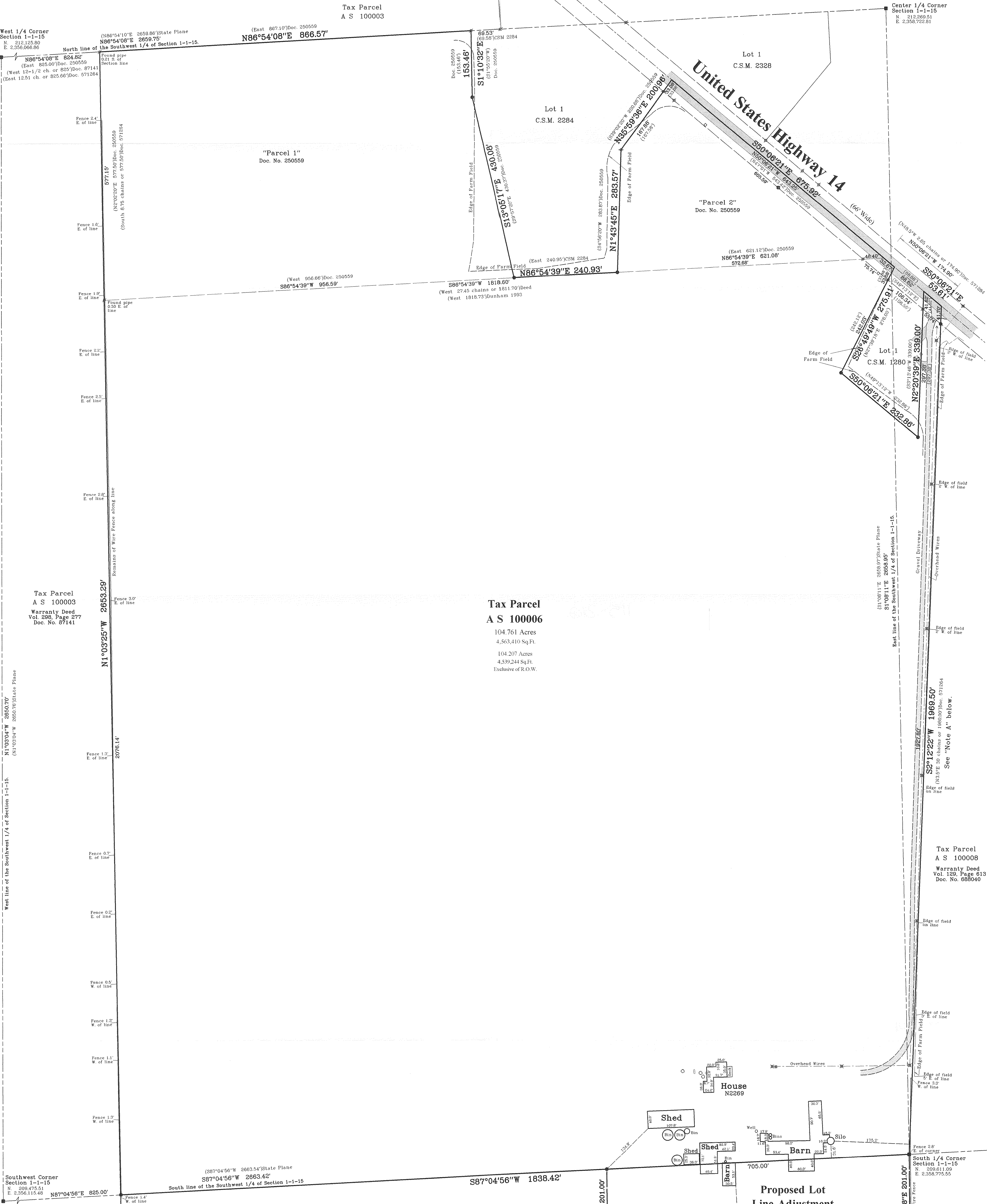
A parcel of land located in the Northwest 1/4 of Section 12, Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, described as follows: Begin in the North 1/4 Corner of said Section 12, thence South 0° 38' 18" East, along the East line of said Northwest 1/4, 201.00 feet, thence South 87° 04' 57" West 705.00 feet, thence North 0° 38' 18" West 201.00 feet to a point on the North line of said Northwest 1/4 of Section 12, thence North 87° 04' 57" East, along said North line, 705.00 feet to the Point of Beginning. Said parcel contains 3.251 acres (141,593 sq. ft.) of land, more or less.

This lot line adjustment is for the purpose of a sale or exchange between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Code of Ordinances (Zoning/Shoreland Zoning).



Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

Surveyed for: **Daniel & Colleen Killoy**  
N2269 State Road 14  
Delavan, Wisconsin 53115



## Tax Parcel A S 100006

104.761 Acres  
4,563,410 Sq.Ft.  
104.207 Acres  
4,539,244 Sq.Ft.  
Exclusive of R.O.W.

## Tax Parcel A S 1200003

Approx. 111.27 Acres

## "Note A"

The East line of Tax Parcel AS 100006 is first described as N 3° 5' E 30 chains on a Warranty Deed recorded July 28, 1858. The same call is used through the entire chain of title as listed below:  
Topping to Monell - July 28, 1858 Vol. 26 Page 517  
Monell to Teeter - August 24, 1861 Vol. 31 Page 367  
Teeter to Weed - September 3, 1868 Vol. 45 Page 578 \*\*\*\*\*  
Weed to Page - December 21, 1944 Vol. 328 Page 437  
Page to Killoy - December 10, 1982 Vol. 294 Page 565  
Killoy to Killoy - August 18, 2003 Document No. 571264 as shown above.

The West line of Tax Parcel AS 100006 is described as N 3° 5' E 30 chains on a Warranty Deed from Topping to Wing recorded in 1855 in Vol. 20 on Page 409. After that various bearings are used to describe the line. A Certified Copy of Judgement Quietting Title dated September 13, 1921 and recorded in Vol. 164 on Page 489 describes the West line of the property as "begin East of the East line of lands conveyed to James Weed by deed recorded in the office of the Register of Deeds in and for Walworth County, Wisconsin, in Volume 45 of Deeds on page 578". This document is included in the chain of title listed above \*\*\*\*\* However deeds recorded since that time, including the current deed recorded January 31, 1975 in Vol. 129 on Page 613 as Document No. 688040 describe Tax Parcel AS 100006 as "all that part of the W 1/2 of the SE 1/4 of Sec. 1, lying S. of the center of the highway"

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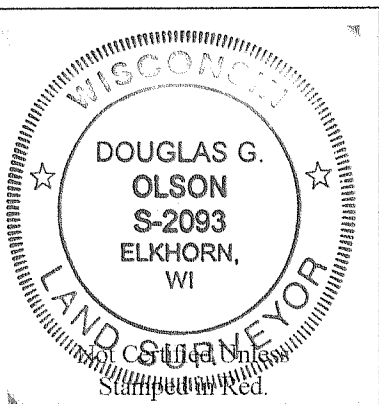
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I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys", and that this map is an accurate representation thereof to the best of my knowledge and belief.

Douglas G. Olson  
Wisconsin Registered Land Surveyor - 2093

## Notes:

- This survey plat is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.



2008.074

Sheet 1 of 1 Sheets

Drawing Name: 11n15s-2008074-2008074.plat of survey.dwg

Job Reference Number  
2008.074

## Legend

- Found County Section Corner
- Section Corner location per control survey
- Found Iron Pipe
- Set Iron Rod, 3/4" dia.
- Recorded Information
- Concrete Cover
- Utility Pole
- Utility Pedestal
- Gas Warning Sign
- Gravel Surface

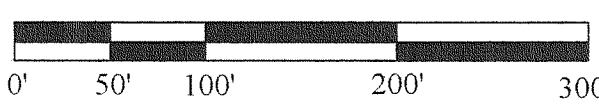


## Jensen & Olson Land Surveying, LLC

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Scale in Feet

1" = 100'



Survey date: January 30, 2009

Revisions

